

Pretty semi-detached house in hamlet. 4 bedrooms, 2 bathrooms. Outbuildings and garage. Quiet and private. Near Matha.



## INFORMATION

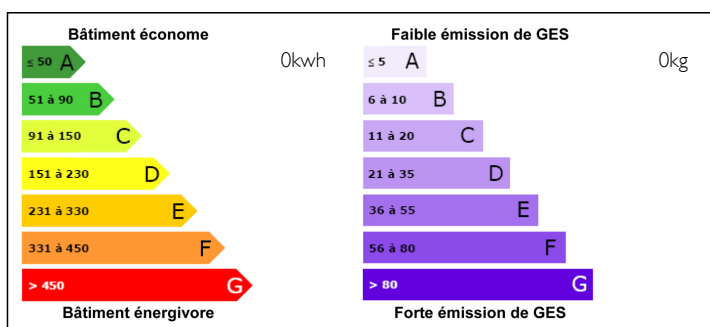
Town:	GIBOURNE
Department:	Charente Maritime
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	540 m2



## IN BRIEF

Pretty semi-detached property with enclosed garden and courtyard in countryside hamlet nr Matha and Aulnay . Ideal family or lock up and leave holiday home. 4 bedrooms (1 on ground floor) & 2 bathrooms . Large living area. Veranda. Large outbuildings with garage. 7km from Matha, 13km from Aulnay, 19km from Saint Jean d'Angély / A10 motorway. 60km to beaches and 90km to La Rochelle airport. The house benefits from gas central heating and an insert wood burner .

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 960 EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Enter through the main entrance into the LIVING ROOM / DINING ROOM (38m<sup>2</sup>) Windows and door overlooking garden. Radiator. Insert wood burner.

Leading through to BEDROOM 1 (17m<sup>2</sup>) with window over garden .

Salon opens up to KITCHEN (16m<sup>2</sup>) .

Separate WC (2m<sup>2</sup>) and SHOWER ROOM (4m<sup>2</sup>)  
CONSERVATORY (11m<sup>2</sup>)

### FIRST FLOOR

Original staircase leads up to hallway -

BEDROOM 1 (18m<sup>2</sup>) Window over garden and radiator.

BEDROOM 2 (13m<sup>2</sup>) Window over garden and radiator.

BEDROOM 3 (13m<sup>2</sup>) Window over garden and radiator.

FAMILY BATHROOM (3m<sup>2</sup>) with bath, WC, hand basin and heated towel rail.

### EXTERIOR

Driveway leading to garage 31m<sup>2</sup> and gravelled courtyard with parking for 3 cars.

Two storey stone workshop/ dependances (140m<sup>2</sup>) with potential to extend living space.

Garden to front of house laid to lawn.

Hamlet is set between Matha and Aulnay .

The town of Matha has all commerce and a good anglo/ franco community.

Whether you want to relax on the beautiful Atlantic sandy beaches (60km) or explore the historic towns of Cognac, Saintes and Saint Jean D'Angely (19km) this is the perfect holiday home .